[redacted]

AA 306-07 Gibson, William
VAR 0118

AW-comments
5/25/07
2/26/10

5/829-6265

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor

Margaret G. McHale
Chair

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

March 3, 2010

Ms. Patricia Cotter
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6301
Annapolis, MD 21401

Re: 2010-020-V – ETT Enterprises, Inc.

Dear Ms. Cotter:

Thank you for forwarding information on the above-referenced project. This lot is 5,500 square feet and is located in the Limited Development Area (LDA). This is also a Buffer Modification Area (BMA). The applicant requests a variance to allow a dwelling with less setbacks than required and with disturbance to slopes greater than 15%. This lot is waterfront and is fully encumbered by the Buffer. This property is also the subject of a previous variance request, (2007-0118-V), which was granted on June 22, 2007. It is my understanding that this property has changed hands and that the current owner was unaware of this previous request. To date, no work has been done on this lot in accordance with this previous request. This current proposal and variance request differs only slightly from the previous request.

Currently, this lot is improved with a dwelling which is proposed to be removed. The applicant proposes to construct a dwelling, porch, small patio and walkway for a total lot coverage of 1,685 square feet. This is both within the allowable lot coverage (of 1,875 square feet) and less than the existing lot coverage (of 1,821 square feet).

Provided the lot is properly grandfathered, we do not oppose this variance request. If the Hearing Officer determines this request can be granted, we recommend mitigation at a ratio of 3:1 for the area of ground disturbance on the steep slopes. This mitigation should be in the form of native plantings and located forward of the dwelling, if feasible. As the entire area of plantings cannot be accommodated on site, a fee in lieu may be substituted for the portion that cannot be planted.

Please include this letter in your file and submit it as part of the record for variance. Please

notify the Commission of the decision made in this case. I can be reached at 410-260-3476 should you have any questions.

Sincerely,

Julie Roberts
Natural Resources Planner

cc: AA 306-07

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor

Margaret G. McHale
Chair

Ren Serey
Executive Director

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February 26, 2010

Ms. Patricia Cotter
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6301
Annapolis, MD 21401

Re: 2010-020-V – Gibson, William

Dear Ms. Cotter:

Thank you for forwarding information on the above-referenced project. This lot is 5,500 square feet and is located in the Limited Development Area (LDA). This is also a Buffer Modification Area (BMA). The applicant requests a variance to allow a dwelling with less setbacks than required and with disturbance to slopes greater than 15%. This lot is waterfront and is fully encumbered by the Buffer. This property is also the subject of a previous variance request, (2007-0118-V), which was granted on June 22, 2007. It is my understanding that this property has changed hands and that the current owner was unaware of this previous request. To date, no work has been done on this lot in accordance with this previous request. This current proposal and variance request differs only slightly from the previous request.

Currently, this lot is improved with a dwelling which is proposed to be removed. The applicant proposes to construct a dwelling, porch, small patio and walkway for a total lot coverage of 1,685 square feet. This is both within the allowable lot coverage (of 1,875 square feet) and less than the existing lot coverage (of 1,821 square feet).

Provided the lot is properly grandfathered, we do not oppose this variance request. If the Hearing Officer determines this request can be granted, we recommend mitigation at a ratio of 3:1 for the area of ground disturbance on the steep slopes. This mitigation should be in the form of native plantings and located forward of the dwelling, if feasible. As the entire area of plantings cannot be accommodated on site, a fee in lieu may be substituted for the portion that cannot be planted.

Please include this letter in your file and submit it as part of the record for variance. Please

notify the Commission of the decision made in this case. I can be reached at 410-260-3476 should you have any questions.

Sincerely,

Julie Roberts
Natural Resources Planner

cc: AA 306-07

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May 25, 2007

Ms. Suzanne Schappert
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Gibson, William- 2007-0118-V

Dear Ms. Schappert:

This office has received a variance request for the above referenced project. The applicant has requested a variance to allow a dwelling with less Buffer than required and with disturbance to slopes of 15% or greater. The property is designated as a Limited Development Area (LDA) and is currently developed with a dwelling that the applicant proposes to remove and replace with a new dwelling.

Provided the property is properly grandfathered, this office does not oppose the requested variance provided the applicant provides mitigation plantings at a ratio of 3:1 for the total area of disturbance, as measured by proposed clearing, grading and the footprint of the proposed structure. These plantings should be provided on-site in the Buffer to the extent feasible. If the 3:1 mitigation plantings do not create at least 15% forest cover on the property, the applicant will have to do additional plantings to meet the 15% afforestation requirements for the proposed development, or pay a fee in lieu.

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,

Amber Widmayer
Natural Resources Planner
cc: AA ~~307~~-07
366

306-07

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 2007-0118-V

IN RE: **WILLIAM GIBSON**

THIRD ASSESSMENT DISTRICT

DATE HEARD: JUNE 7, 2007

ORDERED BY: **STEPHEN M. LeGENDRE**, ADMINISTRATIVE HEARING OFFICER

PLANNER: **WILLIAM ETHRIDGE**

DATE FILED **JUNE** 22nd**, 2007**

PLEADINGS

William Gibson, the applicant, seeks a variance (2007-0118-V) to allow a dwelling with less buffer than required and with disturbance to steep slopes on property located along the south side of South Shore Drive, east of Gunther Road, Glen Burnie.

PUBLIC NOTIFICATION

The hearing notice was posted on the County's web site in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 175 feet of the property was notified by mail, sent to the address furnished with the application. Mr. Gibson testified that the property was posted for more than 14 days prior to the hearing. I find and conclude that there has been compliance with the notice requirements.

FINDINGS AND CONCLUSIONS

The applicant owns a one-story, single-family dwelling with a street address of 887 South Shore Drive, in the Silver Sands subdivision, Glen Burnie. The property comprises 5,524 square feet and is zoned R2 residential with a Chesapeake Bay Critical Area designation as Limited Development Area (LDA). This waterfront lot on Sloop Cove is mapped as a buffer modification area. The request is to raze the dwelling, followed by the construction of a two-story

dwelling (34 by 46 feet). At the hearing, the applicant amended the site plan to include a waterside deck addition extending 10 feet from the dwelling. The leading edge of the existing dwelling is 33 feet from mean high water. The leading edge of the deck addition to the new dwelling is 27 feet from mean high water. The project disturbs slopes greater than 15 percent.

Anne Arundel County Code, Article 18, Section 18-13-104(a) establishes a 100-foot buffer from tidal waters. However, Section 18-13-104(b) creates a buffer modification area on lots created before December 1, 1985 on which the existing pattern of development prevents the 100-foot buffer from performing its protective functions. Under Article 17, Section 17-8-702(c), redevelopment of existing impervious surface in a buffer modification area is allowed on the same foundation or within the same footprint as previously existing development. Finally, Section 17-8-201 proscribes the disturbance of slopes of 15 percent or greater in the LDA. Accordingly, the proposal requires a buffer variance of six feet and a variance to disturb steep slopes.

William Ethridge, a planner with the Office of Planning and Zoning, testified that the property is below the minimum area for the district and narrows towards the shore. The property is also almost entirely in the buffer and steeply sloped. The existing dwelling was built in the 1930's. The request is considered consistent with other development in the neighborhood. There were no adverse

agency comments.[1] By way of conclusion, Mr. Ethridge supported the application.

Stan Serwatka, the applicant's development consultant, submitted a series of site and neighborhood photographs. The project includes stabilizing the hillside with plantings. The project increases impervious coverage from 1,193 square feet to 1,880 square feet, which is essentially the full allowance (1,881 square feet). There was no other testimony in the matter.

Upon review of the facts and circumstances, I find and conclude that the applicant is entitled to conditional relief from the code. For this Critical Area property, due to the proximity to water and the extent of the slopes, a strict implementation of the program would result in an unwarranted hardship. Under a literal interpretation of the program, the applicant would be unable to redevelop the property with a single-family dwelling, a right commonly enjoyed by other properties in similar areas of the Critical Area. Conversely, the granting of the variance is not a special privilege that the program typically denies. There is no indication that the request results from the actions of the applicant or from land use on neighboring property. Finally, with mitigation and other conditions, the variances will not adversely impact Critical Area assets and harmonize with the general spirit and intent of the program.

I further find that the granting of conditional variances constitutes the minimum relief. Although the replacement dwelling is fairly large, the expansion

[1] The Chesapeake Bay Critical Area Commission requested mitigation.

is predominately side-to-side rather than towards the water. There was nothing to suggest that the granting of the variances would alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, or cause a detriment to the public welfare. These findings consider the testimony and the photographs showing similar construction along Sloop Cove. The approval is subject to the conditions in the Order.

ORDER

PURSUANT to the application of William Gibson, petitioning for a variance to allow a dwelling with less buffer than required and with disturbance to steep slopes; and

PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this 22nd day of June, 2007,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicant is **granted** a buffer variance of six feet and a variance to disturb steep slopes to allow a dwelling (34 by 46 feet with waterside deck addition extending not more than 10 feet) in accordance with the revised site plan.

The foregoing variances are subject to the following conditions:

1. No further expansion of the dwelling is allowed and new accessory structures are not allowed.
2. The waterside deck addition shall remain pervious construction.

3. The applicant shall provide mitigation as determined by the Permit Application Center.

Stephen M. LeGendre
Administrative Hearing Officer

NOTICE TO APPLICANT

Within thirty days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.

Further Section 18-16-405(a) provides that a variance expires by operation of law unless the applicant obtains a building permit within eighteen months. Thereafter, the variance shall not expire so long as construction proceeds in accordance with the permit.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this Order, otherwise that will be discarded.

DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

Following initial soil disturbances or redisturbance, permanent or temporary stabilization shall be completed within seven calendar days for the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and fourteen days for all other disturbed or graded areas on the project site.

1. Permanent Seeding

A. Soil Tests: Lime and fertilizer will be applied per soil tests results for sites greater than 5 acres. Soil tests will be done at completion of initial rough grading or as recommended by the sediment control inspector. Rates and analyses will be provided to the grading inspector as well as the contractor.

1. Occurrence of acid sulfate soils (grayish black color) will require covering with a minimum of 12 inches of clean soil with 6 inches minimum capping of top soil. No stockpiling of material is allowed. If needed, soil tests should be done before and after a 6 week incubation period to allow oxidation of sulfates.

The minimum soil conditions required for permanent vegetative establishment are:

a. Soil pH shall be between 6.0 and 7.0.

b. Soluble salts shall be less than 500 parts per million (ppm).

c. The soil shall contain less than 40% clay but enough fine grained material (> 30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if kaysgrass or sericia lespedeza is to be planted, then a sandy soil (< 30% silt plus clay) would be acceptable.

d. Soil shall contain 1.5% minimum organic matter by weight.

e. Soil must contain sufficient pore space to permit adequate root penetration.

f. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for topsoil or amendments made as recommended by a certified agronomist.

B. Seedbed Preparation: Area to be seeded shall be loose and friable to a depth of at least 3 inches. The top layer shall be loosened by raking, disking or other acceptable means before seeding occurs. For sites less than 5 acres, apply 100 pounds of dolomitic limestone and 21 pounds of 10-10-10 fertilizer per 1,000 square feet. Harrow or disk lime and fertilizer into the soil to a depth of at least 3 inches on slopes flatter than 3:1.

C. Seeding: Apply 5-6 pounds per 1,000 square feet of tall fescue between February 1 and April 30 or between August 15 and October 31. Apply seed uniformly on a moist firm seedbed with a cyclone seeder, cultipacker seeder or hydroseeder (slurry includes seeds and fertilizer, recommended on steep slopes only). Maximum seed depth should be 1/4 inch in clayey soils and 1/2 inch in sandy soils when using other than the hydroseeder method. Irrigate where necessary to support adequate growth until vegetation is firmly established. If other seed mixes are to be used, select from Table 25, entitled "Permanent Seeding For Low Maintenance Areas" from the current Standards and Specifications for Soil Erosion and Sediment Control. Mixes suitable for this area are 1, 3 and 5-7. Mixes 5-7 are suitable in non-mowable situations.

D. Mulching: Mulch shall be applied to all seeded areas immediately after seeding. During the time periods when seeding is not permitted, mulch shall be applied immediately after grading. Mulch shall be unrotted, unchopped, small grain straw applied at a rate of 2 tons per acre or 90 pounds per 1,000 square feet (2 bales). If a mulch anchoring tool is used, apply 2.5 tons per acre. Mulch materials shall be relatively free of all kinds of weeds and shall be completely free of prohibited noxious weeds. Spread mulch uniformly, mechanically or by hand, to a depth of 1-2 inches.

E. Securing Straw Mulch: Straw mulch shall be secured immediately following mulch application to minimize movement by wind or water. The following methods are permitted:

(i) Use a mulch anchoring tool which is designed to punch and anchor mulch into the soil surface to a minimum depth of 2 inches. This is the most effective method for securing mulch, however, it is limited to relatively flat areas where equipment can operate safely.

(ii) Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gallons of water.

(iii) Liquid binders may be used. Apply at higher rates at the edges where wind catches mulch, such as in valleys and on crests of slopes. The remainder of the area should appear uniform after binder application. Binders listed in the 1994 Standards and Specifications for Soil Erosion and Sediment Control or approved equal shall be applied at rates recommended by the manufacturers.

(iv) Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturers recommendations.

2. Temporary Seeding:

Lime: 100 pounds of dolomitic limestone per 1,000 square feet.

Fertilizer: 15 pounds of 10-10-10 per 1,000 square feet.

Seed: Perennial rye – 0.92 pounds per 1,000 square feet (February 1 through April 30 or August 15 through November 1).

Millet – 0.92 pounds per 1,000 square feet (May 1 through August 15).

Mulch: Same as 1 D and E Above.

3. No fills may be placed on frozen ground. All fill to be placed in approximately horizontal layers, each layer having a loose thickness of not more than 8 inches. All fill in roadways and parking areas is to be classified Type 2 as per Anne Arundel County Code – Article 21, Section 2-308, and compacted to 98% density compaction to be determined by ASTM D-1557-66T (Modified Proctor). Any fill within the building area is to be compacted to a minimum of 95% density as determined by methods previously mentioned. Fills for pond embankments shall be compacted as per MD-378 Construction Specifications. All other fills shall be compacted sufficiently so as to be stable and prevent erosion and slippage.

4. Permanent Sod:
Installation of sod should follow permanent seeding dates. Seedbed preparation for sod shall be as noted in section (B) above. Permanent sod is to be tall fescue, state approved sod; lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying sod. Sod is to be laid on the contour with all ends tightly abutting. Joints are to be staggered between rows. Water and roll or tamp sod to insure positive root contact with the soil. All slopes steeper than 3:1, as shown, are to be permanently sodded or protected with an approved erosion control netting. Additional watering for establishment may be required. Sod is not to be installed on frozen ground. Sod shall not be transplanted when moisture content (dry or wet) and/or extreme temperature may adversely affect its survival. In the absence of adequate rainfall, irrigation should be performed to ensure establishment of sod.

5. Mining Operations:
Sediment control plans for mining operations must include the following seeding dates and mixtures: For seeding dates of: February 1 through April 30 and August 15 through October 31, use seed mixture of tall fescue at the rate of 2 pounds per 1,000 square feet and sericia lespedeza at the minimum rate of 0.5 pounds per 1,000 square feet.

6. Topsoil shall be applied as per the Standard and Specifications for Topsoil from the current Maryland Standards and Specifications for Soil Erosion and Sediment Control.

G.21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

Definition
Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose
To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies
I. This practice is limited to areas having 2:1 or flatter slopes where:

a. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.

b. The original soil to be vegetated contains material toxic to plant growth.

c. The soil is so acidic that treatment with limestone is not feasible.

II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications
I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications – Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1-1/2 " in diameter.

ii. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic, or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

III. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in G.20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

IV. For sites having disturbed areas over 5 acres:

i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.

b. Organic content of topsoil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in G.20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

V. Topsoil Application

i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" – 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding – Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

i. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for –sites having disturbed areas under 5 acres shall conform to the following requirements:

a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.

b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

iv. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Sodding, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes. Revised 1973.

STANDARD RESPONSIBILITY NOTES

I(We) certify that:

1. a. All development and construction will be done in accordance with this sediment and erosion control plan, and further, authorize the right of entry for periodic on-site evaluation by the Anne Arundel Soil Conservation District Board of Supervisors or their authorized agents.

b. Any responsible personnel involved in the construction project will have a certificate of attendance from the Maryland Department of the Environment's approved training program for the control of sediment and erosion before beginning the project.

Responsible personnel on site:
ED TRUMP

c. If applicable, the appropriate enclosure will be constructed and maintained on sediment basin(s) included in this plan. Such structure(s) will be in compliance with the Anne Arundel County Code.

2. The developer is responsible for the acquisition of all easements, right, and/or rights-of-way that may be required for the sediment and erosion control practices, stormwater management practices and the discharge of stormwater onto or across adjacent or downstream properties included in the plan.

3. Following initial soil disturbance or re-disturbance, permanent stabilization shall be completed within seven calendar days for the surface of all controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and fourteen days for all other disturbed or graded areas on the project site. Temporary stabilization of the surface of perimeter controls, dikes, swales, ditches, and perimeter slopes may be allowed at the discretion of the sediment control inspector.

4. The sediment control approvals on this plan extend only to areas and practices identified as proposed work.

5. The approval of this plan for sediment and erosion control does not relieve the developer/consultant from complying with Federal, State, or County requirements appertaining to environmental issues.

6. The developer must request that the Sediment Control Inspector approve work completed in accordance with the approved erosion and sediment control plan, the grading or building permit, and the ordinance.

7. All material shall be taken to a site with an approved sediment and erosion control plan.

8. On all sites with disturbed areas in excess of two acres, approval of the sediment and erosion control inspector shall be required on completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. This will require first phase inspections. Other utilities or grading inspection approvals may not be authorized until the initial approval by the sediment and erosion control inspector is given.

9. Approval shall be requested on final stabilization of all sites with disturbed areas in excess of two acres before removal of controls.

10. Existing topography must be field verified by responsible personnel to the satisfaction of the sediment control inspector prior to commencing work.

Signature of Developer/Owner — Date 1-17-10

Name: EDWARD T TRUMP Title: PRESIDENT

Affiliation: E.T.T. ENTERPRISES INC.

Address: 10010 DUFIELD RD.
OWINGS MILLS, MD 21117

Telephone: 410-227-3964

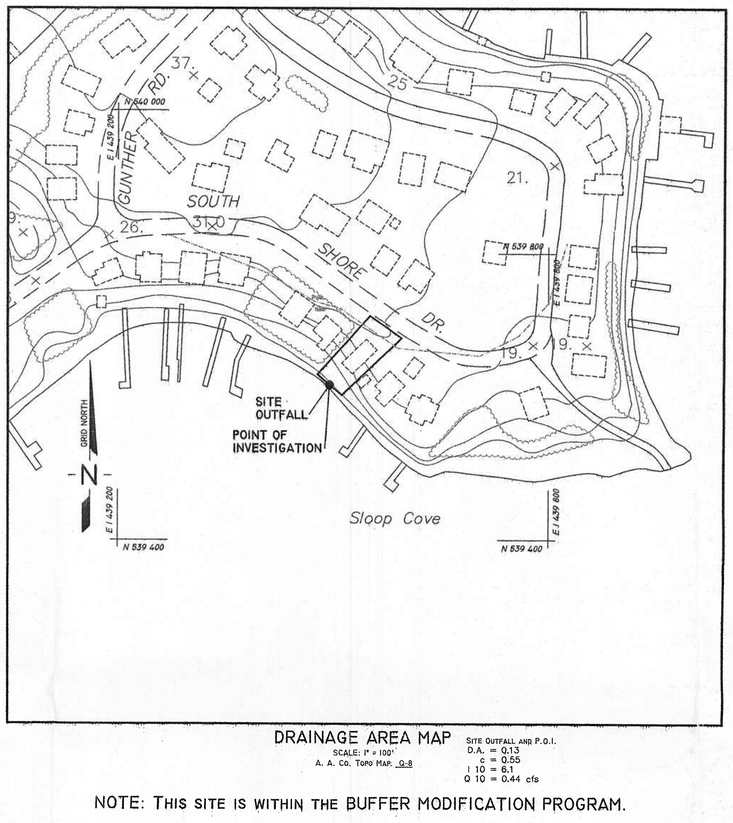
SEQUENCE OF CONSTRUCTION:

1.	Contractor/Developer shall contact the Anne Arundel County Department of Inspections and Permits at 410-222-7780 at least 48 hrs. prior to the start of construction. Work may begin upon approval by Dept. of Inspections and Permits.	2 Days
2.	Install S.C.E., Reinforced Silt Fence, and Super Silt Fence as indicated.	2 Days
3.	Begin clearing and rough grading of site.	2 Weeks
4.	Excavate for basement, footers, and foundation. At house backfill stabilize all affected areas as per the stabilization specifications. (Building construction may not proceed past the ground floor until all remaining disturbed areas have been permanently or temporarily stabilized. During building construction beyond the ground floor, all disturbed areas must be stabilized at the end of each business day.)	2 Weeks
5.	Upon inspector's approval framing may commence.	2 Weeks
6.	Install all utilities*, including connections to ex. water meter, sewer c/o, and driveway. Finish construction of house.	3 Months
7.	Fine grade site.	2 Days
8.	Stabilize all disturbed areas with seed and mulch as indicated. Upon inspector's approval remove any remaining sediment control devices.	2 Days
9.	Final cleanup and maintenance.	2 Days

*Utilities Note: Disturb only that area which can be backfilled and stabilized in one working day.

DRIVEWAY NOTES:

1. Driveway shall be 18' minimum width.
2. Material shall be minimum 2" Bit. Conc. Surface Course over 6" thick, CR-6 gravel.
3. A paved apron, constructed in accordance with Anne Arundel County Design Manual Standard Detail I-5A, shall be provided within and to the ultimate right-of-way line of the intersecting public road, as part of this grading permit.



DRAINAGE AREA MAP

SCALE: 1" = 100'
A. A. Co. TOPO MAP: G-8

SITE OUTFALL AND P.O.I.
D.A. = 0.13
c = 0.55
I 10 = 6.1
Q 10 = 0.44 cfs

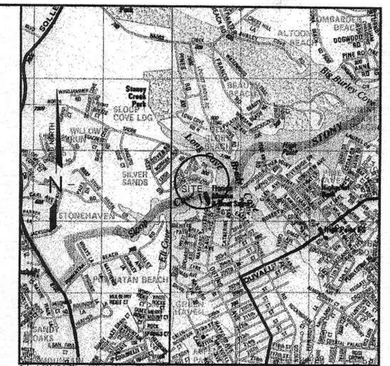
NOTE: THIS SITE IS WITHIN THE BUFFER MODIFICATION PROGRAM.

CRITICAL AREA IMPERVIOUS COVERAGE

Ex. House	735 sq. ft.	0.017 Ac.±
Ex. Drive	400 sq. ft.	0.009 Ac.±
Ex. Perches	280 sq. ft.	0.007 Ac.±
Ex. Conc. Walks	406 sq. ft.	0.009 Ac.±
TOTAL Ex.	1,821 sq. ft.	0.042 Ac.±
Ex. Drive	400 sq. ft.	0.009 Ac.±
Prop. House	1,000 sq. ft.	0.023 Ac.±
Prop. Porch & Steps	216 sq. ft.	0.005 Ac.±
Prop. Conc. Patio	32 sq. ft.	0.001 Ac.±
Prop. Walk	37 sq. ft.	0.001 Ac.±
TOTAL Prop.	1,685 sq. ft.	0.039 Ac.±
TOTAL Overall	(-) 136 sq. ft.	0.003 Ac.±
Allowed (25% + 500 s.f.)	1,881 sq. ft.	0.043 Ac.±

FOREST TABULATION

Ex. Woods Onsite	0 sq. ft. or 0	Ac.±
Ex. Woods to be Cleared	0 sq. ft. or 0	Ac.±
Ex. Woods to Remain	0 sq. ft. or 0	Ac.±



Copyright 2004 The Map People
Permitted Use Number 20905133

VICINITY MAP

SCALE: 1" = 2,000'
ADC MAP # 9 GRID: A-5

GENERAL NOTES

1. Total area of site is: 5,524 sq. ft. 0.127 Ac.+/-
2. Existing Zoning is: R-2 Setbacks: Front: 30' Rear: 25' Side: 7' min.
3. Existing Use of the site is: Single-Family Residence
4. Proposed Use of the site is: Single-Family Residence
5. Site is known as: Silver Sands, Section H, Lot 6 (887 South Shore Drive)
6. Water/[redacted] and Sewer/[redacted] to be installed and utilized.
7. FEMA-FIRM Map # 240008-0013C Zone A=10 Elev. 8
8. Site is within the Critical Area Zone. Zone: LDA
9. A property line survey has been completed at this time.
10. This site is not located within the Severn River Watershed.
11. The contractor shall be responsible for repairing and replacing any existing fences, driveways, etc. damaged or removed during construction.
12. The contractor shall notify "MISS UTILITY" (1-800-257-7777), five (5) working days before starting work shown on these drawings.
13. This plan is intended to provide sediment and erosion control during the grading of the road(s) and lot(s) and the construction of the house(s). Measures have been taken to prevent sediment from leaving the site.
14. D.P., Inc. has not field-verified existing utility information. It is the responsibility of the contractor to contact and obtain all records, information, and locations prior to commencement of grading operations. Any discrepancies shall be brought to D.P., Inc.'s attention immediately.
15. Contours shown on this plan are taken from aerial topography (for on-site areas). For off-site areas they are taken from A. A. Co. Topo and Utility Operations maps. The contractor shall verify the elevations to his own satisfaction prior to starting work. Any discrepancies shall be brought to D.P., Inc.'s attention immediately.
16. Any pertinent information within 100' of the property line is shown.
17. All roof areas shall drain through downspouts onto splash blocks and ultimately discharge to a vegetatively stabilized area; or drain to a Stormwater Management device as shown on these plans.

EROSION CONTROL GENERAL NOTES:

A. AGENCY NOTIFICATION
The Contractor shall notify Anne Arundel County Department of Inspection and Permits (410-222-7780) at least 48 hours before starting work.

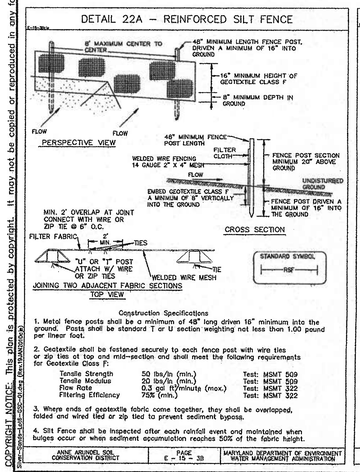
B. MAINTENANCE OF SOIL EROSION CONTROL PROCEDURES
1. All damage to the soil and erosion methods shown on this plan shall be repaired at the end of each day's work.
2. The contractor is to maintain these Sediment and Erosion Control Structures as specified on each detail.

C. GENERAL EROSION CONTROL PROCEDURES
1. Sod is to be placed on all areas shown and on graded areas with slopes greater than 3 to 1.
2. All downspouts are to be carried to the toe of fill slopes.
3. Splash blocks are to be provided at all downspouts not discharging onto a paved surface.
4. All excess material (if any) shall be removed to a site approved by the Anne Arundel Soil Conservation District (410-571-6757).
5. Cut and Fill quantities provided under Earthwork Analysis do not represent bid quantities. These quantities do not distinguish between topsoil, structural fill or embankment material, nor do they reflect consideration of undercutting or removal of unsuitable material. The contractor shall familiarize himself with site conditions which may affect the work.

EARTHWORK ANALYSIS

1.	CUT:	100	CU. YDS. +/-
2.	FILL:	50	CU. YDS. +/-
3.	SPOIL / BORROW:	50	CU. YDS. +/-
4a.	TOTAL AREA STRUCTURALLY STABILIZED:	1,782 SQ. FT.	0.041 Ac.+/-
4b.	TOTAL AREA VEGETATIVELY STABILIZED:	2,681 SQ. FT.	0.061 Ac.+/-
4c.	TOTAL AREA DISTURBED:	4,463 SQ. FT.	0.102 Ac.+/-
5.	PREDOMINANT SOIL TYPE:	SMF – Sassafras and Croom soils	
6.	HYDROLOGIC SOIL GROUP:	B	25 to 40 percent slopes

DETAIL 22A – REINFORCED SILT FENCE



Construction Specifications

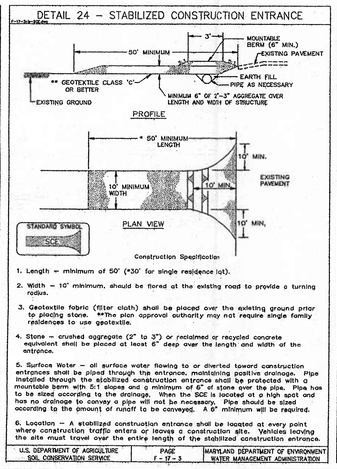
1. Metal fence posts shall be a minimum of 48" long driven 16" minimum into the ground. Posts shall be standard T or U section weighting not less than 1.00 pound per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or zip ties at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and wired tied or zip tied to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.

ANNE ARUNDEL SOIL CONSERVATION DISTRICT | PAGE E – 15 – 33 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 – STABILIZED CONSTRUCTION ENTRANCE

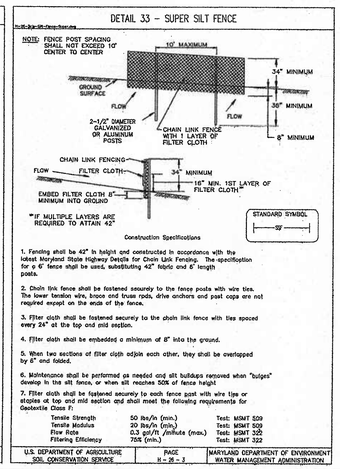


Construction Specification

1. Length – minimum of 50' (*30' for single residence lot).
2. Width – 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
4. Stone – crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water – all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location – A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE | PAGE F – 17 – 3 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 – SUPER SILT FENCE



Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details For Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 8' length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE | PAGE H – 21 – 3 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

PROFESSIONAL'S CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

Signature: Jackie Cheyne MD P.E. License #12267 Date: 1/19/10

Name: Jackie A. Syme License Expiration Date: 1/11/11

Firm Name/Address: Diversified Permits, Inc., P.O. Box 242 Millersville, MD 21108 (410) 859-5583

CONSULTANT'S CERTIFICATION

"The Developer's plan to control silt and erosion is adequate to contain the silt and erosion on the property covered by the plan. I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of this site, and was prepared in accordance with the requirements of the Anne Arundel Soil Conservation District Plan Submittal Guidelines and the current Maryland Standards and Specifications for Sediment and Erosion Control. I have reviewed this erosion and sediment control plan with the owner/developer."

Signature: Jackie Cheyne MD P.E. License #12267 Date: 1/19/10

Name: Jackie A. Syme MD Land Surveyor License #____

Firm Name/Address: Diversified Permits, Inc., P.O. Box 242 Millersville, MD 21108 (410) 859-5583

STATE OF MARYLAND — JACKIE ALTON SYME — No. 12267 — PROFESSIONAL ENGINEER — 1/19/10

Modification # _____ to Article 17, Section 2-103 regarding the Design Manual to Right-of-Way Width & Road Improvements was approved by the Office of Planning & Zoning on _____

NATURE OF VARIANCE:

TO DISTURB 15% AND 25% STEEP SLOPES IN THE CRITICAL AREA.

RECEIVED
JAN 28 2010
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

ANNE ARUNDEL COUNTY MARYLAND

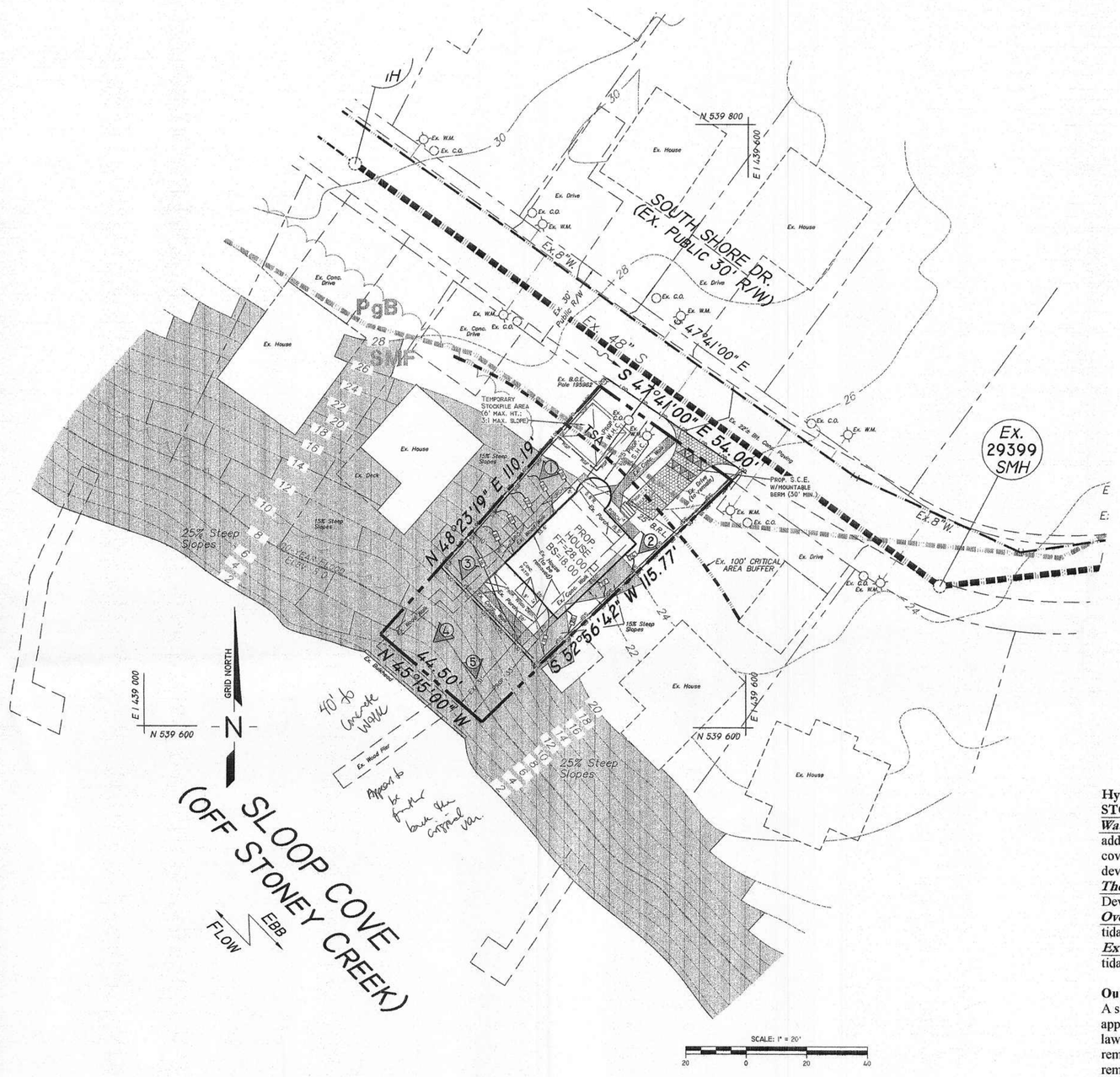
DP INC.

DIVERSIFIED PERMITS, INC.
CIVIL DESIGN AND PERMIT SERVICES
P.O. Box 242
Millersville, MD 21108
Phone: 410-859-5583
Fax: 410-859-5584
E-Mail: robertbaxter27@aol.com

GRADING, EROSION AND SEDIMENT CONTROL PLAN

LOT 6, SECTION H,
SILVER SANDS
887 South Shore Drive, Glen Burnie,
ANNE ARUNDEL COUNTY, MARYLAND 21060-8515
TAX MAP: 17 GRID: 01 PARCEL: 474
TAX DISTRICT: 3rd TAX ACCT. NO.: 03-750-1554-1700

DRAWN BY:	C. J. E.	G.P. #	60201402
CHECKED BY:	R. E. B.	SCALE:	As Noted
DATE:	JAN 2010	SHEET	1 OF 2



LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- SPOT ELEVATION (EX., PROP.)
- EX. WOODS LINE
- FLOW ARROW
- LOD — LIMIT OF DISTURBANCE
- RSF — REINFORCED SILT FENCE
- SSF — SUPER SILT FENCE
- SAR-PHOTO LOCATIONS (#1-4)
- PHOTO-TOUR LOCATION (#3)
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- TSA — TEMPORARY STOCKPILE AREA
- STEEP SLOPES (15% & OVER)
- STEEP SLOPES (25% & OVER)
- EX. IMPERVIOUS (TO BE REMOVED)

RECEIVED
JAN 28 2010
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

Site Name: Silver Sands Lot 6 — By: REB
Date: 17-Jan-10 — Checked: JAS
Location: Drainage Area 1

Step 1. Compute WQv Volume

$WQv = \frac{(1)(Rv)(A)}{12}$

$Rv = 0.65 + 0.8(I)$

I = % Imperviousness

A = Site Area

P = 1.00 Eastern Zone, 0.90 Western Zone

*WQv minimum = 0.2" per acre

Site Data

A =	0.13 acres
Impervious Area =	0.04 acres
% Impervious =	30.8 %
Rv =	0.33
Zone = eastern	
P =	1 inches
WQv =	0.004 ac-ft
or	154 cf

Step 2. Compute Recharge Volume (Rev)

$Rev = \frac{(S)(Rv)(A)}{12}$ (percent volume method)

$Rev = (S)(A)$ (percent area method)

$SG =$

HSG	Recharge factor	Area	%
A	0.42	0.00	0.00%
B	0.29	0.13	100.00%
C	0.14	0.00	0.00%
D	0.05	0.00	0.00%
		0.13	100.00%

0.18 ac.

S = 0.29

(percent volume method)
Rev = 0.001 ac-ft
or 45 cf

(percent area method)
Rev = 0.012 ac
or 495 sf

Step 3. Compute Channel Protection Volume (Cpv)

3a. Select Cpv sizing Rule

Use Classification	Maximum Hours Available
Use I (general)	24
Use II (lida)	N/A (direct discharge)
Use III (mpto, trout)	12
Use IV (recreational trout)	12

3b. Develop site hydrologic and TR-55 input parameters

D.A.= 0.13 ac.

Condition	CN	tc	Runoff Qa (1 yr)	qi	Ia
pre-developed	72	0.38	0.12	0.012	1.889
*developed	77	0.25	0.64	0.114	0.779

P (1 yr.)= 2.7 — Ia/P = 0.29

From Fig. D-11.1, qu (Existing) = 940 csm/in
From Fig. D-11.1, qu (Developed) = 880 csm/in

$q_o = q_u * A * Q_a =$ 0.114 cfs

From Fig. D-11.2, qo/qi = 0.06

Vs/Vr = 0.60

Vs = Cpv = 0.00
qo = 0.01

Step 4. Compute Overbank Flood Protection Volume (Qp) — Discharge to Tidal Outfall

Step 5. Extreme Flood Volume (Qf) — n/a

Storm water Management Summary Table (Lot 6)

Sizing Criteria	Drainage Area	Vol. Req. Cu. Ft.	Vol. Prov. Cu, Ft.	SWM practice	Applicable notes
Pretreatment Volume	0	0	0	n/a	n/a
Water Quality Volume (WQv)	0.13	154	154	Credit	Reduction in impervious area on site post development
Recharge Volume (Rev)	0.04	45	45	Credit	Reduction in impervious area on site post development
Channel Protection Volume (Cpv)	0	0	0	n/a	1 Year Post Development Peak Discharge <2 c.f.s.
Overbank Flood Protection (Qp10)	0	0	0	n/a	Direct Tidal Discharge
Extreme Flood Volume (Qf)	0	0	0	n/a	n/a

Hydrology and Management Approach

STORM WATER MANAGEMENT STATEMENT

Water Quality volume and Recharge volume requirements are being addressed via the ultimate decrease in pre and post development impervious coverage. This calculates in a decrease in runoff generated by the development.

The Channel Protection Volume is not required due to the 1 Year Post Development Peak discharge being less than 2 c.f.s.

Overbank Flood protection is not required due to the site having direct tidal outfall to Sloop Cove.

Extreme Flood Volumes are not required due to the site having direct tidal outfall to Sloop Cove. In essence, no downstream flooding will occur.

Outfall Statement/Point of Investigation

A site visit was conducted most recently in January, 2010. The grade is approximately 2% to 25% with the majority of the lot containing mowed lawn in good condition. There are existing improvements that will be removed and replaced. The wood walkway running down to the pier will remain. A new dwelling will be built in the same location of the existing one. Impacts to the remaining portion of the lot will be minimal with the property remaining in the same condition. The shoreline is currently stabilized with a bulkhead. The site drains to the tidal waters of Sloop Cove. There are no signs of erosion within or on the perimeter of the site.

This development, creating a decrease in impervious area and post development runoff, will not cause erosion or affect down stream property.

PROFESSIONAL'S CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

Signature: _____ MD P.E. License #12267 Date: 1/19/10

Name: Jackie A. Syme — License Expiration Date: 1/11/11

Firm Name/Address: Diversified Permits, Inc., P.O. Box 242, Millersville, MD 21108 (410) 859-5583

CONSULTANT'S CERTIFICATION

"The Developer's plan to control silt and erosion is adequate to contain the silt and erosion on the property covered by the plan. I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of this site, and was prepared in accordance with the requirements of the Anne Arundel Soil Conservation District Plan Submittal Guidelines and the current Maryland Standards and Specifications for Sediment and Erosion Control. I have reviewed this erosion and sediment control plan with the owner/developer."

Signature: _____ MD P.E. License #12267 Date: 1/19/10

Name: Jackie A. Syme — MD Land Surveyor License #_____

Firm Name/Address: Diversified Permits, Inc., P.O. Box 242, Millersville, MD 21108 (410) 859-5583

STATE OF MARYLAND — JACKIE ALLEN SYME — No. 12267 — PROFESSIONAL ENGINEER — 1/19/10

ANNE ARUNDEL COUNTY MARYLAND

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GRADING, EROSION AND SEDIMENT CONTROL PLAN

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887 South Shore Drive, Glen Burnie,
ANNE ARUNDEL COUNTY, MARYLAND 21060-8515
TAX MAP: 17 GRID: 01 PARCEL: 474
TAX DISTRICT: 3rd TAX ACCT. NO.: 03-750-1554-1700

DRAWN BY: C. J. E.	G.P. # 60014202
CHECKED BY: R. E. B.	SCALE: As Noted
DATE: JAN 2010	SHEET 2 OF 2